

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: November 17, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner
Stephen Petersen, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning
Shannon Conroy, Office Assistant

Call to Order

Mr. Julian called the meeting to order at 7:05 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Old Business

ARC 05-15 Marcan Residence, 516 South Grove Avenue

Petitioner: Kenneth Marcan, owner

Mr. Julian began by addressing four conditions listed in the staff report. They are as follows:

1. The ARC should specifically include a condition that window casings be preserved if possible.
2. The ARC should determine whether the crown should be utilized at both the rake and horizontal situations, or only in the rake situation as depicted on the plans.
3. The ARC should specifically include a condition that all remaining bead board be saved and re-used.
4. The ARC should determine if the crowns depicted at the tops of the windows are appropriate.

Mr. Julian asked Mr. Marcan if he had a preference regarding the crown on the rake and on the horizontal situations versus just on the rake.

Mr. Marcan responded that he didn't want them on the horizontal because of the gutters he is putting on.

Mr. Julian asked Mr. Marcan if there is any reason the window casings cannot be preserved.

Mr. Marcan indicated that he plans to match all the windows. He plans to remove all the windows in order to do so and the casings would most likely suffer damage in the process.

Mr. Julian asked why the windows have to come out.

Mr. Marcan replied that he plans to add a header above the windows and in order to do so he must take the windows out first.

Mr. Julian again asked Mr. Marcan if there is any reason the window casings cannot be preserved.

Mr. Marcan replied he could try to preserve them. He said would try on all except one which is rotted.

Mr. Julian asked if there was a consensus that all remaining bead board should be saved. All agreed that should be done.

Mr. Julian referred to the second condition regarding the rake.

Mr. Petersen asked if that was at the frieze and at the top of the fascia.

Mr. Wallace responded that at the last meeting it was determined just at the fascia.

Mr. Petersen asked how Mr. Marcan was planning to hang the gutters.

Mr. Marcan replied he would attach with a bracket to the fascia.

Mr. Coath asked for clarification on how the gutters would be hung.

Mr. Petersen explained that it has a bracket that mounts to the vertical fascia and it has a hook to hang the gutter on.

Mr. Petersen asked if it has a flat back on the half round gutter.

Mr. Wallace said it's a bracket with a flat back that the gutter nestles into.

Mr. Coath said typical method that is used is a crown on the rake and on the horizontal cornice with the gutter strapped on the roof edge. It allows the detail to wrap on rake and horizontal cornice.

Mr. Marcan said he was just trying to match the original house and the garage, which doesn't have anything.

Mr. Petersen said he agrees with Mr. Coath and would prefer to see the crown wrapped and the gutters hung from a hanger from the roof. The rafter tails should be cut perpendicular to the roof.

Mr. Marcan said the house isn't built that way, he would have to change the house. He said the rafter tails are angled not square.

Mr. Petersen asked if the original house had a crown.

Mr. Marcan said it did not.

Mr. Petersen asked if right now there is a crown.

Mr. Marcan replied no, just a 1x6 end rafter.

Mr. Petersen asked if it is not there now, why add it? He said not to make it something it isn't. He added he would not put a crown anywhere, and would put a 1x3 or 1x2 at the top of the rake fascia.

Ms. Troy agreed that he shouldn't cut the end of the rafters. She added that she would be against adding any crown molding and agrees that a 1x2 for the rake would work.

Mr. Coath asked about the bed mold. He asked what is intended for the bed mold in the drawings, as the shape depicted is not that of a bed mold. He offered to suggest something.

Mr. Marcan said that would be helpful.

Mr. Coath suggested using 2-1/4 inch for the bed mold.

Mr. Julian asked if the crown on the top of the window casings is appropriate.

Mr. Petersen said it should not be a crown. It can be a 1x2 above the casing.

Mr. Wallace asked for clarification because the plan shows 2 layers of 1 by. A 1x8 and a 1x6 then crown.

Mr. Julian clarified it would be a sill at the bottom, with nothing below the sill; a 1x6 at the top; a 1x2 cap; and 1x4 on the sides.

Mr. Julian confirmed that the window casings will be preserved.

Mr. Wallace suggested that if any casings will be replaced due to damage that it will require final approval from staff. No demolition without approval.

Mr. Julian confirmed that 4-inch lap siding would be used.

Mr. Coath said he is concerned about the 1/4-inch plywood soffits because they seem thin. He suggested going to a 1/2-inch plywood instead to prevent sagging from humidity.

Mr. Julian suggested 1x6 soffit boards instead of using plywood.

Mr. Marcan said it would be easier to leave as an open soffit.

Mr. Julian said with so many soffits 1x6 would be better.

Mr. Marcan asked for clarification of material and size they prefer.

Mr. Julian said 1x4 carsiding would be fine for the soffits; anything but plywood.

Mr. Wallace listed the conditions discussed. They are as follows:

1. Casings are to be preserved. Prior staff approval is needed before any demolition of casings.
2. There are to be no crowns on fascia.
3. A 1x2 is to be used on the top edge of the rake fascia.
4. Bead board on the porch is to be saved.
5. Window crowns are not appropriate.
6. 5/4 x 6 top window casings with 1/2 inch drip on top are to be used. No further build-up on top of that is allowed.
7. The window head casing will be a butt joint over the top of the side 4-1/4 inch side casing.
8. Use 2-1/4 inch bed mold at the frieze and soffits will be 1x4 carsiding with V-Groove exposed.

Mr. Petersen made a motion to approve ARC 05-15 subject to the conditions. Ms. Troy seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Petersen, Troy. Nay: None. Motion carried; ARC 05-15 approved subject to the conditions discussed.

ARC 05-25 Sagehorn Residence, 635 South Cook Street
Petitioner: Cheri Sagehorn, Owner; Doug Higgins, DSD Architects

Ms. Sagehorn displayed sample of the window they would like to use. Marvin window SDL 6-over-6.

The window has a brick mold.

Mr. Coath indicated that a brick mold is for masonry and board casing is appropriate for a house.

Mr. Higgins indicated that is what is used on the house now.

Mr. Coath stated he wouldn't copy it if it is wrong.

Ms. Sagehorn displayed the sawn cedar shingles to be used on the roof. The ARC agrees that they can be used.

Mr. Higgins stated they would keep the existing aluminum siding except for on the back part of the house

Mr. Julian prefers a wood siding.

Mr. Higgins asked if a smooth cedar that is finger jointed is ok.

Mr. Julian said that is fine.

Mr. Higgins addressed the trim on the windows. He asked if 5/4 X 4 trim is ok, with drip cap on top. Also asked if a true 4 needed, or would a 3-1/2 be acceptable

Mr. Julian said that 3-1/2 would be acceptable, and everyone else agreed on that as well.

Mr. Wallace addressed the garage siding.

Mr. Julian asked what material is going to be used on the garage.

Ms. Sagehorn said they would like to match the house. They are moving the garage back, and would like to keep aluminum siding as is if possible.

Mr. Wallace clarified that due to the possibility of ship lap or a patterned siding under the aluminum, the issue is trying to match the pattern if the aluminum has to come off.

Ms. Sagehorn agreed.

Mr. Coath said if it has good siding under the aluminum it's worth accepting the difference in appearance.

Mr. Coath added that it would be considered an addition to an historic garage.

Ms. Troy asked how they will delineate the new from old construction.

Mr. Higgins said they will use a 5/4 x 4 trim.

Mr. Julian asked about the garage door.

Ms. Sagehorn would prefer to replace the existing flush steel door with another flush steel door.

Ms. Troy suggested approving the flush steel door, and if they decide to upgrade they should come back with the new door type for approval.

Mr. Coath addressed the fascia detail on sheet 6 of the plans. It does not show a frieze board.

Mr. Higgins replied that there is not one because he would have to rip siding off in order to add one. He said he has to make that transition somewhere. On the back side of the house he added a drip cap detail to make the transition.

The ARC discussed whether or not to add a frieze board if none is found when the old siding is removed. They decided a frieze is required.

Mr. Petersen suggested using a 1x8 for the frieze, not a 1x6.

Mr. Wallace went over the conditions discussed. They are as follows:

1. Windows will have 5/4 casing with drip cap. The windows will be Marvin SDL 6-over-6.
2. Recommend removal of aluminum siding on the garage. Can leave the aluminum or use the siding that is under the aluminum. Use cedar lap siding for the garage addition.
3. The new garage door may be a flush steel door to match the existing one.
4. Use frieze boards on both stories on the house addition if siding removal reveals frieze boards (staff is to verify this). If there is no siding under the aluminum add frieze boards to the addition. First floor frieze is 1x8 minimum and second story is 1x4.

Mr. O'Donnell moved to approve ARC 05-25 subject to conditions listed. Mr. Petersen seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

ARC 05-27 Harris Bank, 201 S. Grove Ave.

Petitioner: Ralph Kottke & Sons Landscaping, Inc.

Petitioner proposes to construct a two-rail split rail fence along Spring Street south of Lake Street.

Mr. Petersen made a motion to approve ARC 05-27. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

Approval of Minutes

Minutes for October 6 and October 12, 2005 and November 3, 2005 were reviewed.

No corrections were needed to the minutes.

Mr. Julian asked if there was a motion to approve the minutes from 10/6/05, 10/12/05, and 11/3/05.

Ms. Plummer made a motion to approve the minutes from 10/6/05, 10/12/05, and 11/3/05. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

Minutes for October 13, 2005 were reviewed.

Mr. Julian noted the corrections needed.

Mr. Petersen made motion to approve the minutes of October 13, 2005 subject to changes discussed. Ms. Troy seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

Minutes for October 27, 2005 were reviewed.

Mr. Julian noted the corrections needed.

Ms. Plummer made motion to approve the minutes of October 27, 2005 subject to changes discussed. Mr. Coath seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

Other Business: Velleur Residence, 216 Dundee Ave.

Mr. Petersen recused himself from the meeting for this discussion.

Mr. Wallace said that application for permit was filed, and upon planning review Paul Evans discovered it violated the daylight plane.

The architect on the project proposed to change the gable end of the roof to a hip roof in order to meet the daylight plane.

Mr. Wallace asked the ARC if this change significant enough to approve through public hearing or is the change insignificant enough to approve administratively.

Mr. Julian said it seemed fine to him.

Mr. O'Donnell agreed that it can be approved administratively.

All agreed administrative approval would be appropriate.

Reminders

December 1st 5pm PZED meeting.

Follow up addresses: 137 W. Station. Is garage contributing?

Design guidelines comments are welcomed.

Suggestions on resources or further readings are appreciated.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. Petersen seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 9:04 pm

Respectfully submitted,
Shannon Conroy
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission